

***Village of Barrington***  
***Architectural Review Commission***  
Minutes Summary

Date: February 24, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: John Julian III  
Joseph Coath  
Stephen Petersen  
Karen Plummer

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

***Call to Order***

Chair Julian called the meeting to order at 7:07 p.m. The Roll Call noted the following: John Julian III, present; Joseph Coath, present; Stephen Petersen, present; Karen Plummer, present; John Patsey, absent. There being a quorum, the meeting proceeded.

***New Business***

**ARC 05-02:** 120 Northwest Highway Partners, 120 South Northwest Highway (Preliminary Meeting)  
Petitioner: Scott P. Allman, Architect

Mr. Allman provided a drawing for the project. The proposed development is a new retail building located at 120 Northwest Highway. The building is approximately one-hundred (100) feet by sixty (60) feet for a total of six-thousand (6000) square feet. The development will serve up to four tenants. The building will be a brick masonry structure with brick wrapping around all four facades of the building. The height of the building at its peak is approximately thirty-three (33) feet. The height of the parapet, which is around the majority of the building, is approximately twenty-five (25) feet. The building materials consist of brick masonry with stone detailing and accents of aluminum dark bronze storefront systems. The awnings will be charcoal or black in color and single channel interior illuminated signage for the appropriate tenants. There will be on-site parking and a proposed drive-thru window to serve the tenant located on the south facade of the building.

Mr. Julian asked if anyone from the public wished to speak, there was none.

Mr. Julian asked staff if they had a staff report.

Staff advised that, because this is preliminary hearing, no report will be available at this time.

Mr. Julian asked the petitioner for clarification from the aerial drawing as to whether the property will extend into the current attorney's site.

Mr. Allman replied no.

Ms. Plummer asked staff whether a drive-thru is allowed.

Mr. O'Brien responded that the site is zoned to allow a drive-thru with a special use permit; however, there are some site issues which need to be addressed.

Ms. Plummer asked whether a landscaping plan will be presented.

Mr. Allman replied that a landscape plan has been submitted.

Ms. Plummer asked whether landscape issues will be discussed at this meeting.

Mr. Allman replied that he will not address landscape issues; however, a representative from GK Development is present to answer any questions.

Mr. Julian asked if a master sign plan has been submitted.

Mr. Allman advised the only signage proposed is the interior illuminated, box-lettering tenant signs. No monument signs are proposed.

Mr. Julian asked whether a master sign plan is required.

Mr. O'Brien responded that a master sign plan is required and will be submitted by the petitioners.

Mr. Julian asked whether the building could have been located closer to the street.

Mr. Allman responded the building site location was determined to address the traffic and parking issues.

Mr. Julian asked how many meetings have taken place prior to producing this plan.

Mr. Allman responded that there have been many meetings with GK development to produce a retail development plan appropriate for the Village of Barrington.

Mr. Julian asked where the HVAC equipment will be located.

Mr. Allman replied that the HVAC will be located on the top of the building primarily screened by the parapet wall. The back of the building will be screened by a dark brown louver system.

Mr. Julian asked why the parapet wall did not wrap around the entire building.

Mr. Allman replied that for economic reasons there did not seem to be a need; however, this could be changed.

Mr. Julian asked for verification that the train station is located at the back of the building.

Mr. Allman replied yes it is.

Mr. Julian asked where the train parking lot is located in relation to the building.

Mr. Allman replied that the parking lot is located southwest of the building.

Ms. Plummer asked whether the rear and side elevations are available for review.

Mr. Allman referred to the displayed drawing for rear and side elevations.

Mr. Julian asked whether samples were available.

Mr. Allman provided masonry, roof shingle, and awning samples.

Mr. Julian asked whether the windows will be tinted.

Mr. Allman replied the windows will be tinted a dark gray.

Mr. Julian asked if the site is zoned B-1.

Mr. O'Brien confirmed that the site is zoned B-1

Mr. Julian asked the petitioner if, during their meetings, they ever discussed the possibility of splitting the building.

Mr. Allman responded no, they only discussed a single building.

Mr. Julian expressed his concerns about the size and location to the street compared to the other buildings.

Mr. Allman responded that the size of the building is similar to the adjoining buildings to the south.

Mr. Julian asked whether asphalt shingles will be used.

Mr. Allman responded yes.

Mr. Julian expressed his concerns with the building's similarity to the nearby CVS building.

Mr. Coath asked whether a standard brick will be used and what type of material will be used for the parapet.

Mr. Allman replied a standard modular brick will be used. The material for the parapet will be a renaissance stone.

Ms. Plummer asked where the dumpsters will be located.

Mr. Allman replied that they will be located on the southwest corner and will be enclosed.

Mr. Julian asked whether the packet presented today is different from the previous packet.

Mr. O'Brien stated no, it is a copy of the previous packet.

Mr. Julian asked staff for their comments.

Mr. O'Brien stated the Architectural Review Commission's consensus items;

1. A Master Sign Plan should be provided detailing the proposed signage for the building.
2. Explore moving the building closer to Northwest Highway.
3. Explore extending the parapet wall around the entire building.
4. Using copper for the gutter material.

Mr. Julian asked whether the aluminum sample provided will be used on the store fronts.

Mr. Allman replied yes it will be.

Mr. Julian commented that there isn't a lot of sloping to the roof and recommended providing more sloping.

Ms. Plummer commented that this building will set a standard for future buildings along Route 14.

Mr. O'Brien verified that the Architectural Review Commission agreed with the following additions to the consensus items;

1. Explore using a more substantial roofing material, such as slate, sawn cedar shingles, or another appropriate material.

Mr. Julian thanked the petitioner.

Mr. O'Brien advised the petitioner that they will be coming back to the Architectural Review Committee after the Plan Commission makes their recommendations and the petitioner will receive a letter from the Village of Barrington with their recommendations.

Mr. Julian advised the petitioner that this proposed building will be setting a standard for future buildings on Route 14 in Barrington and he believes the plan could be improved. Mr. Julian advised the petitioner to look at other buildings, such as The Foundry and other retail establishments along Route 14 for reference.

### ***Old Business***

**ARC 04-15:** Velleuer Residence, 216 Dundee Avenue (Public Hearing – Historic)

**Petitioners:** Ron Velleuer, resident

Ms. Sarah Peterson, architect

Mr. Julian swore in the petitioners.

Ms. Petersen provided a revised drawing with changes to the roof design and a reduction to the square footage. The look of the house will not be severely altered, although the roofing material proposed will be cementitious siding instead of cedar and the proposed french window will be changed to a bay window. The South elevation will have an elongated gable roof and a dormer will be installed on the West elevation. The proposed roof height has been altered to comply with the height restrictions.

Mr. Coath asked why the design of the roof was not altered.

Ms. Peterson replied that the roof was not altered due to maintenance issues and the fact that the Velleuers liked the sloped roof better.

Mr. Julian asked if a railing on the porch is proposed.

Ms. Petersen provided a drawing with the proposed porch railing for the board's review.

Mr. Julian questioned whether cedar roofing material was previously proposed.

Ms. Petersen replied yes, however the material was changed to cementitious siding for cost purposes.

Mr. Coath expressed his concerns regarding the slope of the roof.

Mr. Julian asked if the board were ready to consider a motion.

### ***Motion:***

Ms. Plummer made a motion to recommend approval of the revised drawing of PC 04-15. Mr. Coath seconded the motion. Roll call vote noted the following:

*Roll Call Vote:*

*Petersen –abstain*

*Plummer – yes*

*Coath – yes*

*Julian - yes*

*Motion carried.*

Mr. Julian asked staff if the Village Board approves the Architectural Review Commission's recommendations for height increases in historical districts, would the original plan be approved by staff.

Mr. O'Brien responded that an amendment to the Zoning Ordinance would not likely be approved until the summer of 2005. The original plan could be brought back to the Architectural Review Commission in an informal manner if the Architectural Review Commission wished.

***Planner's Report***

Mr. O'Brien updated the board on future cases.

***Adjournment***

Motion by Ms. Plummer to adjourn the meeting. Mr. Petersen seconded the motion. Voice vote noted all ayes. The meeting was adjourned at 7:54 p.m.

Respectfully submitted,  
Paula Emerson  
Recording Secretary

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Mr. John Julian  
Architectural Review Commission